GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

TOURISM – Andhra Pradesh Tourism Land Allotment and Project Selection Guidelines - Orders - Issued.

YOUTH ADVANCEMENT, TOURISM AND CULTURE(TOURISM) DEPARTMENT

G.O.MS.No. 41 **Dated: 05-11-2025**

Read the following:

1. G.O.Ms.No.17, YAT&C(T) Dept., Dated:10/12/2024.
2. G.O.Ms.No.1, YAT&C(T) Dept., Dated:11/03/2025.
3. G.O.Ms.No.26, YAT&C(T) Dept., Dated:25/08/2025.
4. G.O.Ms.No.30, YAT&C(T) Dept., Dated:24/09/2025.
5. E.file.no.APTDC-21029/1/2025-PPP SEC-APTDC (C.No.2685504) received from CEO, APTA.

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O R D E R:

In the reference 1st read above, Government has issued the Andhra Pradesh Tourism Policy 2024-29 with an aim to create a robust ecosystem that fosters private investment growth by streamlining approval processes, offering incentives and implementing investor-friendly policies. In the reference 2nd read above, Government has issued the Andhra Pradesh Tourism Land Allotment Policy 2024-2029 as a supplement to Andhra Pradesh Tourism Policy 2024-29. The aim of the Land Allotment Policy is to ensure the efficient use of Government – owned land for the development of tourism infrastructure such as hotels, resorts, MICE facilities, wellness centres, amusement parks etc., In the reference 3rd read above, Government issued Addendum to the Andhra Pradesh Tourism Land Allotment Policy 2024–29. In the reference 4th read above, the Andhra Pradesh Tourism Policy 2024-29 Operational Guidelines were issued for processing the incentives applications of eligible Tourism Projects under the Policy.

2. In the reference 5th read above, the Chief Executive Officer, Andhra Pradesh Tourism Authority has requested to issue guidelines to provide a uniform framework for deciding the extent of land to be allotted to tourism projects. It enables the Government to take consistent and transparent decisions when projects of different scales or brands seek allotment of land when more than one proposal is received for the same location. The objective is to ensure that each allotment is reasonable, proportionate to investment and built-up area, and clearly supported by recorded justification. These provisions serve as guidelines to evaluate and differentiate between proposals in a consistent and transparent manner, without conferring any automatic right or entitlement to any applicant. The Chief Executive Officer, Andhra Pradesh Tourism Authority has therefore requested the Government for approval of the Land Allotment and Project Selection Guidelines with direction that all future proposals for tourism land allotment shall be examined in accordance with these Guidelines.

(Contd..2)

3. Government, after careful consideration of the matter, hereby approve the following Land Allotment and Project Selection Guidelines with direction that all future proposals for tourism land allotment shall be examined in accordance with these Guidelines:-

1. Purpose

This guideline provides a uniform framework for deciding the extent of land to be allotted to tourism projects. It enables the Government to take consistent and transparent decisions when projects of different scales or brands seek allotment of land, or when more than one proposal is received for the same location. The objective is to ensure that each allotment is reasonable, proportionate to investment and built-up area, and clearly supported by recorded justification. These provisions serve as guidelines to evaluate and differentiate between proposals in a consistent and transparent manner, without conferring any automatic right or entitlement to any applicant.

2. Core Principles

1.Investment and Impact: Land shall be linked to the project's financial commitment, employment generation, and destination value.

2.Efficient Use: The extent shall broadly correspond to built-up area, amenities, and site conditions.

3.Brand Credibility: Recognised national or international brands with proven operational track record may be treated as a positive indicator of quality and sustainability.

4.Built-up Balance: Excessive land in relation to built-up area should be avoided; density and design efficiency must be reviewed.

5.Flexibility with Justification: Variation is permissible if supported by technical or locational reasons duly recorded.

6.Clarity of Record: Every decision shall state the parameters applied and the grounds for recommending the extent.

3. Typical Land Ranges

Project Type	Typical Keys	Minimum Investment / Key (₹ Lakh)	Usual Land Range	Indicative Built-up Area / Key (m^2)
3-Star Hotel	80–120	50 and above	Up to 3 acres	45–60
4-Star/Upper Upscale	100– 150	75 and above	Up to 4 acres	60–80
5-Star/Luxury	100– 150	100 and above	Up to 5 acres (max)	80–100

(Contd..3)

Resort (Hill / Beach/ Jungle	50–150	50 and above	5 – 15 acres	70–120
MICE/ Convention Hotel	80–200 + hall	As per applicable hotel category above + ₹ 1.0 – 1.5 lakh per seat for convention facility	4 – 10 acres	70–100 + event space
Marquee/ Ultra-Mega	Variable	Case-by-case	Case- by-case	As proposed

These benchmarks provide a uniform reference for evaluating and differentiating proposals. They are intended to guide consistency in decision-making and shall not create any automatic right or entitlement to land allotment.

Note: For projects combining a hotel with a convention centre, the hotel component shall be evaluated on the applicable star-category benchmarks, and the convention component shall normally entail an additional investment of ₹ 1.0 – 1.5 lakh per seat, depending on design and specification.

4. Explaining Land Requirement in the DPR

A. Project Related Details

The proposals will be evaluated on the scale and nature of proposed development factoring in :

- Total investment and investment per key, benchmarked against the table above;

- Built-up area per key and total built-up area in relation to land sought;

- Type and scale of facilities such as banquet, convention, wellness, recreation, F&B, and parking;

- Brand/operator tie-up or letter of intent from a recognised hotel chain;

- Alignment with destination typology and identified tourism circuit.

B. Site Related Factors

Certain physical characteristics of the land may influence how much of it is actually usable for construction. These shall be evaluated by the Government based on available site data, inspection, and statutory norms:

- Terrain and topography (flat / rolling / hillside)

(Contd..4)

- Access width, frontage, and turning radius

- Statutory buffers (CRZ, river, forest, heritage)

- Plot shape and layout efficiency

Applicants may include these details in the DPR for reference, but the final determination shall rest with the Government.

C. Reasonable Extent and Adjustment Factors

While deciding how much land is to be recommended, the following indicative considerations may be applied:

Context	Typical Adjustment
Flat, urban site	Within normal range for category
Mild slope/ limited access	May allow ≈ 10–15 % higher extent
Steep/hillside site	May allow ≈ 25–30 % higher extent
Includes medium convention (~1,000 guests)	May allow + 1 acre
Includes large convention (~2,000+ guests)	May allow + 2–3 acres (cap 10 for MICE)
Built-up area exceeds benchmarks by > 20 %	May allow proportional increase in land, subject to overall cap

These factors enable reasoned differentiation between proposals and maintain uniformity across decisions. They shall not be treated as automatic entitlements or qualifying conditions.

Note: The DPR submitted by the applicant should, at a minimum, include:

- A summary of proposed facilities and built-up area;

- A site layout showing land utilization; and

- A brief note justifying the extent requested, referring to the above factors.

5. Project Selection and Land Allotment

When multiple proposals are under consideration for a location, preference may be given to projects that:

• Offer higher investment per key and efficient built-up-to-land ratio;

• Have credible brand affiliation and operational experience;

• Provide better revenue share or local economic benefit; and

(Contd..5)

• Enhance the destination's positioning in line with State tourism priorities.

All recommendations shall confirm to the land-extent caps notified under the A.P. Tourism Land Allotment Policy 2024–2029.

5. The Chief Executive Officer, Andhra Pradesh Tourism Authority, Vijayawada shall take necessary action in the matter accordingly.

AJAY JAIN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Chief Executive Officer, Andhra Pradesh Tourism Authority, Vijayawada.
The Vice Chairman & Managing Director, AP Tourism Development Corporation Limited, Vijayawada.

Copy to:
The P.S. to Additional Secretary to Chief Minister.
The P.S. to Chief Secretary to Government.
The OSD to Minister for T,C&C
The Principal Secretary to Government, Finance Department.
The Secretary to Government, Industries & Commerce Department.
The Special Chief Secretary to Government, Revenue (Lands, R&S) Department.
The Accountant General, A.P., Vijayawada.
The Pay & Accounts Officer, A.P., Mangalgiri.
All District Collectors through Andhra Pradesh Tourism Authority, Vijayawada.
Sf/Sc.(C.No.2895148)

// FORWARDED :: BY ORDER//

SECTION OFFICER